

Technical Note: Aldi, Portobello

Car Park Management Plan

1. Introduction

This Technical Note has been prepared in response to condition 2(h) of Planning Permission 14/03736/PPP granted 17th December 2015. The condition states:

“Prior to the commencement of works on site, the operation plan of the car parking and the number of car parking spaces for the retail part of the development shall be submitted and approved by the Development Management Sub Committee.”

This note set out how the car park will be managed and sets out justification for the proposed level of parking provision. The proposed layout of the car park is shown in Project drawing ref. PL003H.

2. Car park operation

The proposed car park for the retail element of the development (the Aldi store) will be free to use by all customers visiting the store. As with many car parks at Aldi stores, the length of stay will be restricted to prevent the car park being abused by long stay activity.

The method of control within the car park will be a number plate recognition system which will record vehicle registrations on entry and exit from the car park and therefore calculate length of stay. When a customer exceeds the advertised maximum length of stay they would receive a postal bill for their parking.

In relation to the car park at the proposed Aldi store in Portobello, any visitor to the car park will be permitted to stay for 2.5 hours. This is 1 hour longer than generally permitted in other Aldi car parks. The proposed permitted length of stay has been extended to allow visitors to the store time to visit other amenities along Portobello High Street.

The permitted maximum length of stay within the car park will be operational during store opening hours. Visitors to the store, or indeed anyone using the car park, (for example visitors to one of the adjacent uses within the overall development) who park for greater than the advertised maximum length of stay out with these hours would not be charged.

3. Car parking provision

It is proposed that the Aldi store will provide 94 spaces, including 5 disabled spaces and 8 parent and child spaces. This represents a reduction from the original proposal of 98 spaces following feedback from the planning department at The City of Edinburgh Council.

It is acknowledged that that proposed provision is greater than set out within The City of Edinburgh Council's parking standards, however it does comply with National Parking Standards as set out within SPP.

It is considered that the proposed provision is appropriate due to the following factors;

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- **Aldi's operational requirement.** Aldi generally look to provide 100 spaces at all their stores. This is based upon their predicted maximum occupancy, allowing some spare capacity to assist with search patterns and circulation within the car park;
- **Extended permitted stay.** As the length of stay at the proposed store at Portobello will be extended to 2.5 hours to encourage and facilitate linked trips between the store and other existing amenities along Portobello High Street the capacity of the car park has to be large enough to accommodate this increased demand and increased permitted length of stay.
- **Road Safety.** It is critical that the proposed Aldi store provides sufficient capacity to accommodate its predicted operational requirement. The proposed level of parking is proposed to minimise the potential occurrence of overspill parking onto other internal streets within the development, including the main access road from Portobello High Street, or other existing street surrounding the site including Fishwives Causeway and Baileyfield Road.